

Walmart  
Sams CLUB  
LOWE'S  
Advance Auto Parts  
KOHLS  
WINN-DIXIE  
PANDA EXPRESS

SITE  
Starbucks COFFEE  
FedEx Office  
verizon wireless  
Ruby Tuesday

Publix  
BEALLS Outlet  
Office DEPOT  
TJ-maxx  
McE's southwest grillz  
AutoZone

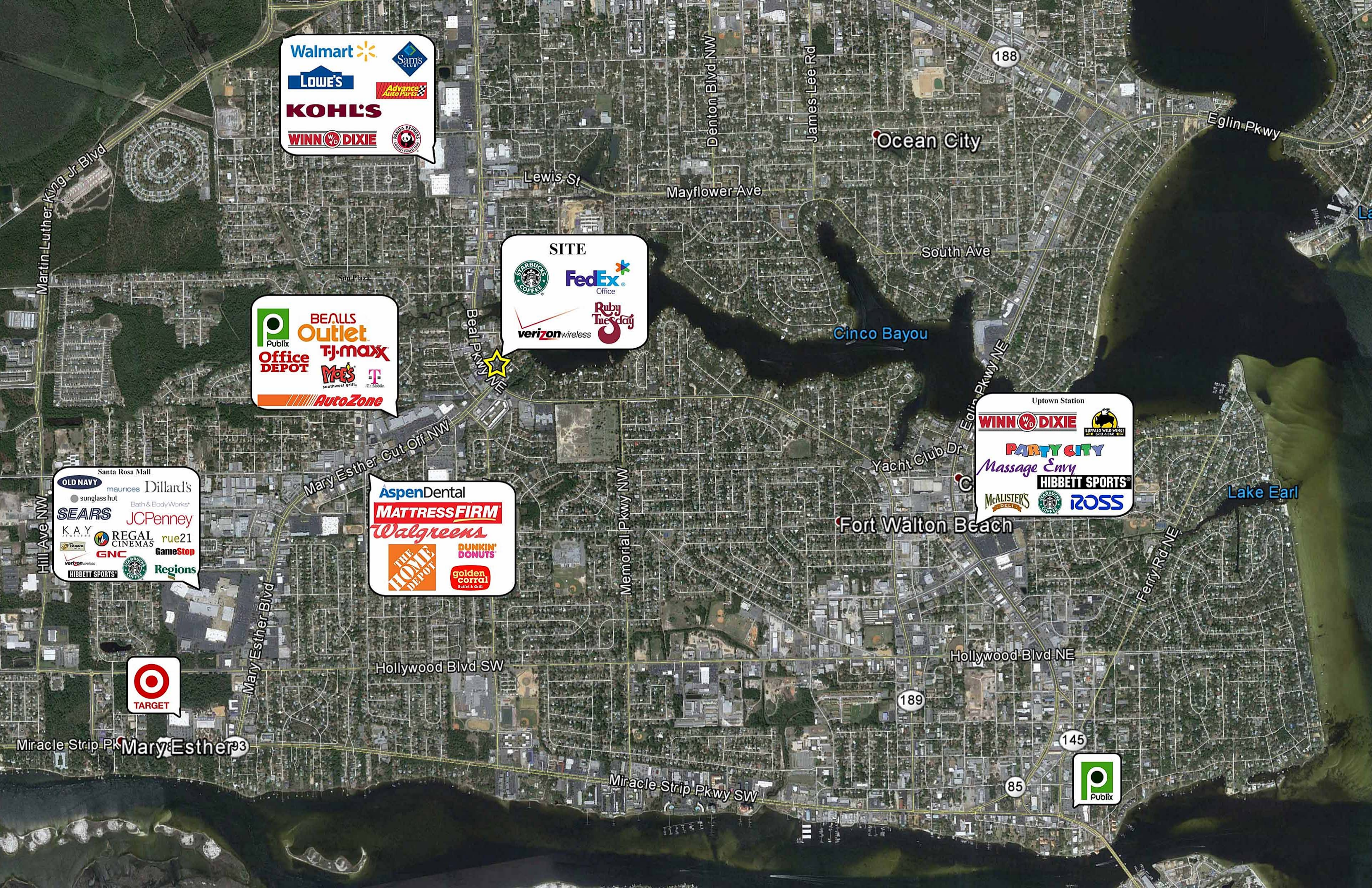
Uptown Station  
WINN-DIXIE  
PARTY CITY  
Massage Envy  
HIBBETT SPORTS  
McALISTER'S DELICIOUS  
ROSS

AspenDental  
MATTRESS FIRM  
Walgreens  
THE HOME DEPOT  
DUNKIN' DONUTS  
golden corral Buffet & Grill

Santa Rosa Mall  
OLD NAVY  
maurices  
Dillard's  
sunglass hut  
Bath & Body Works  
SEARS  
JCPenney  
K.A.Y.  
REGAL CINEMAS  
rue21  
GNC  
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**PAULSON MITCHELL**  
INCORPORATED

PROJECT:  
**BEAL COMMONS**

NORTH BEAL PARKWAY @  
MARY ESTHER CUT-OFF  
OKALOOSA COUNTY  
FT. WALTON BEACH, FL  
SECTION 10  
TOWNSHIP 2-S  
RANGE 24W  
LOTS 6,7,8,9,10,15,16  
BLOCK 2, PRYORS SUBDIV.

FOR:  
**BEAL COMMONS, LLC**  
1505 LAKES PKWY  
SUITE 140  
LAWRENCEVILLE, GA  
(770) 682-5550

**REVISIONS**

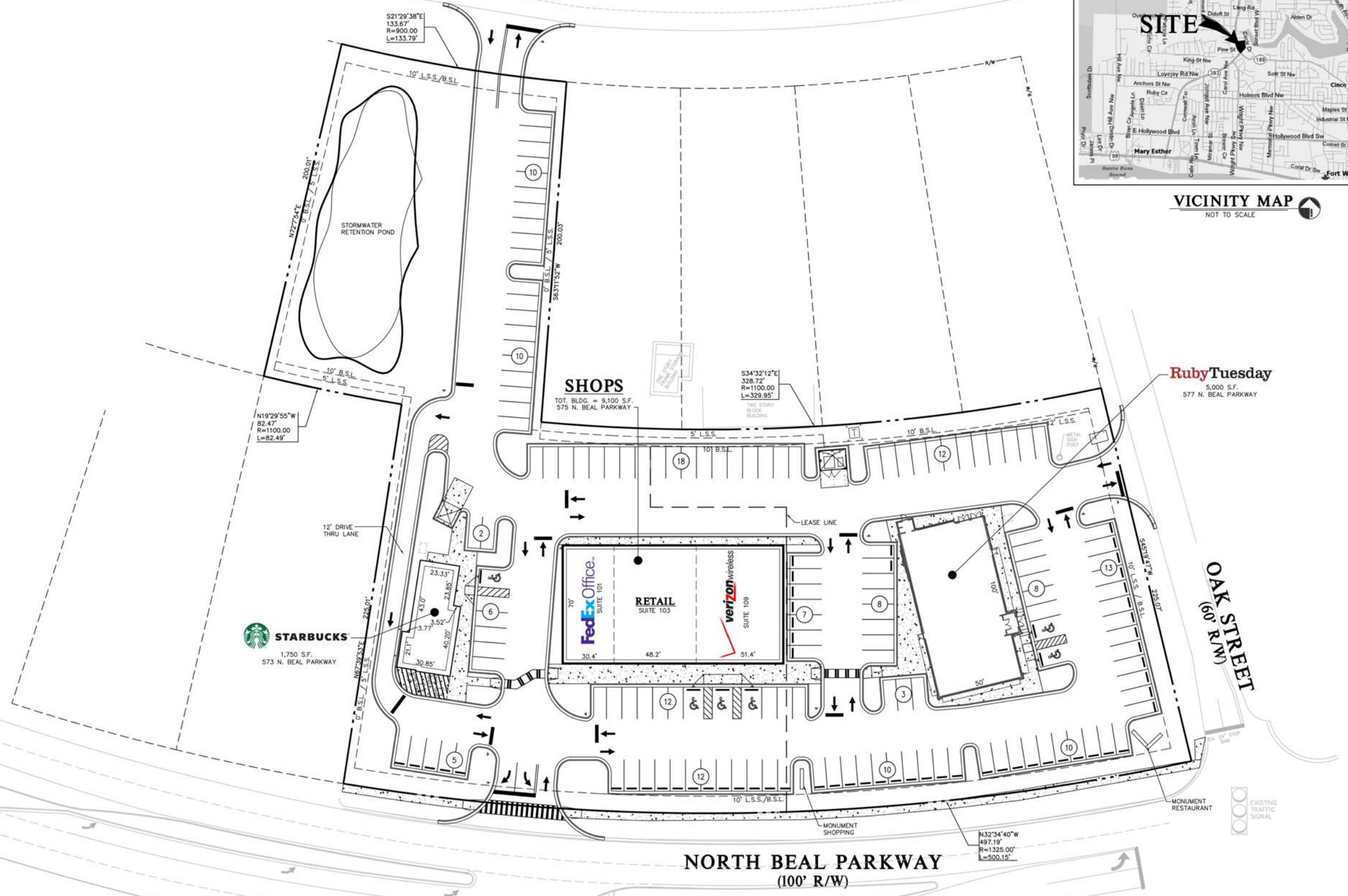
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2005251 Leasing  
Plan.DWG

LEASING  
PLAN

**L.1**

CIRCLE DRIVE  
(60' R/W)



NORTH BEAL PARKWAY  
(100' R/W)

**SITE ANALYSIS**

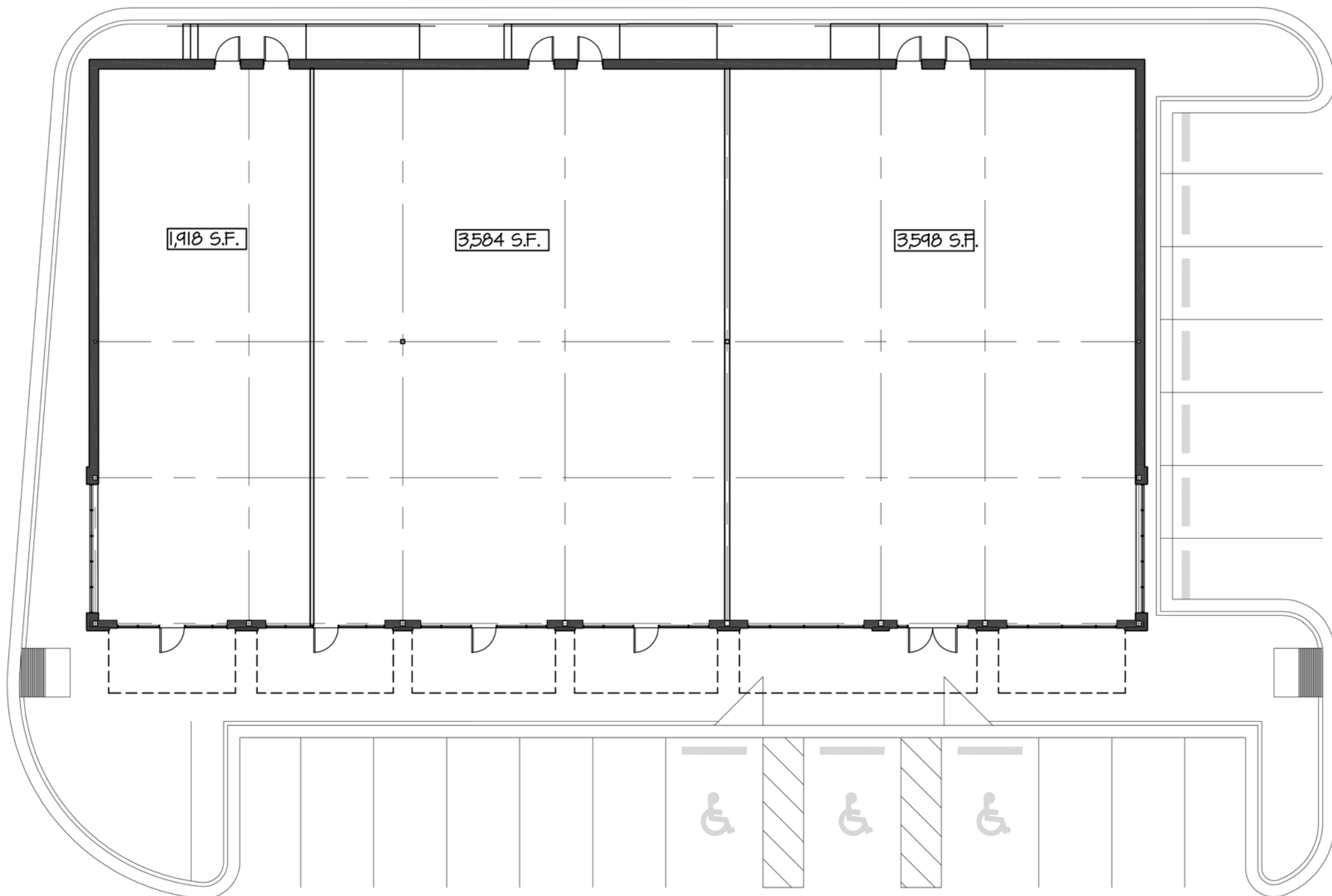
|                               |             |
|-------------------------------|-------------|
| RESTAURANT - 6,750 S.F. TOTAL |             |
| STARBUCKS                     | 1,750 S.F.  |
| RUBY TUESDAY                  | 5,000 S.F.  |
| RETAIL - 9100 S.F. TOTAL      |             |
| SUITE 101 (FEDEX OFFICE)      | 1,918 S.F.  |
| SUITE 103 (RETAIL)            | 3,584 S.F.  |
| SUITE 109 (VERIZON WIRELESS)  | 3,598 S.F.  |
| TOTAL PARKING                 | 146 SPACES  |
| TOTAL LAND AREA               | 3.043 ACRES |

**LEASING PLAN**



2005251 Leasing  
Plan.DWG

H:\Cad\Architectural\04\04-253 North Beal Parkway\Lease plan excercises for steve 09-20-06\option 4 - moviestop.dwg, 3/12/2007 11:31:54 AM, bcollier



**FR**  
HILL · FOLEY · ROSSI AND ASSOCIATES, LLC  
ARCHITECTURE · ENGINEERING · SPACE PLANNING  
3525 MALL BOULEVARD, SUITE 6-A, DULUTH, GEORGIA 30096  
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**BEAL COMMONS**  
North Beal Pwy & Oak St.  
Ft. Walton Beach, Florida



# Demographic and Income Comparison Profile

575 N Beal Pkwy, Fort Walton Beach, Florida, 32548  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 30.42897  
Longitude: -86.63846

|                                      | 3 miles  | 5 miles  | 7 miles  |
|--------------------------------------|----------|----------|----------|
| <b>Census 2010 Summary</b>           |          |          |          |
| Population                           | 54,442   | 67,330   | 72,330   |
| Households                           | 23,384   | 28,544   | 30,554   |
| Families                             | 13,980   | 17,421   | 18,861   |
| Average Household Size               | 2.29     | 2.31     | 2.32     |
| Owner Occupied Housing Units         | 12,846   | 15,902   | 16,921   |
| Renter Occupied Housing Units        | 10,538   | 12,642   | 13,633   |
| Median Age                           | 37.9     | 37.7     | 37.1     |
| <b>2015 Summary</b>                  |          |          |          |
| Population                           | 56,080   | 69,260   | 74,331   |
| Households                           | 24,335   | 29,643   | 31,702   |
| Families                             | 14,337   | 17,857   | 19,325   |
| Average Household Size               | 2.27     | 2.29     | 2.30     |
| Owner Occupied Housing Units         | 12,167   | 15,134   | 16,108   |
| Renter Occupied Housing Units        | 12,167   | 14,509   | 15,595   |
| Median Age                           | 38.3     | 38.2     | 37.5     |
| Median Household Income              | \$44,764 | \$46,303 | \$46,821 |
| Average Household Income             | \$56,982 | \$60,375 | \$61,180 |
| <b>2020 Summary</b>                  |          |          |          |
| Population                           | 59,820   | 73,806   | 79,150   |
| Households                           | 26,103   | 31,755   | 33,932   |
| Families                             | 15,227   | 18,960   | 20,509   |
| Average Household Size               | 2.26     | 2.28     | 2.29     |
| Owner Occupied Housing Units         | 12,777   | 15,868   | 16,891   |
| Renter Occupied Housing Units        | 13,326   | 15,887   | 17,041   |
| Median Age                           | 38.5     | 38.4     | 37.9     |
| Median Household Income              | \$51,199 | \$52,602 | \$53,114 |
| Average Household Income             | \$63,830 | \$67,292 | \$68,196 |
| <b>Trends: 2015-2020 Annual Rate</b> |          |          |          |
| Population                           | 1.30%    | 1.28%    | 1.26%    |
| Households                           | 1.41%    | 1.39%    | 1.37%    |
| Families                             | 1.21%    | 1.21%    | 1.20%    |
| Owner Households                     | 0.98%    | 0.95%    | 0.95%    |
| Median Household Income              | 2.72%    | 2.58%    | 2.55%    |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



# Demographic and Income Comparison Profile

575 N Beal Pkwy, Fort Walton Beach, Florida, 32548  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 30.42897  
Longitude: -86.63846

| 2015 Households by Income | 3 miles  |         | 5 miles  |         | 7 miles  |         |
|---------------------------|----------|---------|----------|---------|----------|---------|
|                           | Number   | Percent | Number   | Percent | Number   | Percent |
| <\$15,000                 | 3,006    | 12.4%   | 3,529    | 11.9%   | 3,748    | 11.8%   |
| \$15,000 - \$24,999       | 2,698    | 11.1%   | 3,193    | 10.8%   | 3,347    | 10.6%   |
| \$25,000 - \$34,999       | 2,873    | 11.8%   | 3,383    | 11.4%   | 3,630    | 11.5%   |
| \$35,000 - \$49,999       | 4,925    | 20.2%   | 5,799    | 19.6%   | 6,097    | 19.2%   |
| \$50,000 - \$74,999       | 4,976    | 20.4%   | 5,926    | 20.0%   | 6,345    | 20.0%   |
| \$75,000 - \$99,999       | 2,856    | 11.7%   | 3,483    | 11.7%   | 3,783    | 11.9%   |
| \$100,000 - \$149,999     | 2,115    | 8.7%    | 2,887    | 9.7%    | 3,127    | 9.9%    |
| \$150,000 - \$199,999     | 531      | 2.2%    | 870      | 2.9%    | 969      | 3.1%    |
| \$200,000+                | 354      | 1.5%    | 573      | 1.9%    | 655      | 2.1%    |
| Median Household Income   | \$44,764 |         | \$46,303 |         | \$46,821 |         |
| Average Household Income  | \$56,982 |         | \$60,375 |         | \$61,180 |         |
| Per Capita Income         | \$24,850 |         | \$25,993 |         | \$26,228 |         |

| 2020 Households by Income | 3 miles  |         | 5 miles  |         | 7 miles  |         |
|---------------------------|----------|---------|----------|---------|----------|---------|
|                           | Number   | Percent | Number   | Percent | Number   | Percent |
| <\$15,000                 | 2,970    | 11.4%   | 3,472    | 10.9%   | 3,669    | 10.8%   |
| \$15,000 - \$24,999       | 2,147    | 8.2%    | 2,531    | 8.0%    | 2,642    | 7.8%    |
| \$25,000 - \$34,999       | 2,568    | 9.8%    | 3,014    | 9.5%    | 3,211    | 9.5%    |
| \$35,000 - \$49,999       | 4,910    | 18.8%   | 5,741    | 18.1%   | 6,030    | 17.8%   |
| \$50,000 - \$74,999       | 6,016    | 23.0%   | 7,137    | 22.5%   | 7,639    | 22.5%   |
| \$75,000 - \$99,999       | 3,839    | 14.7%   | 4,653    | 14.7%   | 5,041    | 14.9%   |
| \$100,000 - \$149,999     | 2,513    | 9.6%    | 3,422    | 10.8%   | 3,697    | 10.9%   |
| \$150,000 - \$199,999     | 707      | 2.7%    | 1,108    | 3.5%    | 1,233    | 3.6%    |
| \$200,000+                | 435      | 1.7%    | 677      | 2.1%    | 770      | 2.3%    |
| Median Household Income   | \$51,199 |         | \$52,602 |         | \$53,114 |         |
| Average Household Income  | \$63,830 |         | \$67,292 |         | \$68,196 |         |
| Per Capita Income         | \$27,963 |         | \$29,099 |         | \$29,365 |         |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



# Demographic and Income Comparison Profile

575 N Beal Pkwy, Fort Walton Beach, Florida, 32548  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 30.42897  
Longitude: -86.63846

| 2010 Population by Age | 3 miles |         | 5 miles |         | 7 miles |         |
|------------------------|---------|---------|---------|---------|---------|---------|
|                        | Number  | Percent | Number  | Percent | Number  | Percent |
| Age 0 - 4              | 3,569   | 6.6%    | 4,458   | 6.6%    | 4,960   | 6.9%    |
| Age 5 - 9              | 2,945   | 5.4%    | 3,761   | 5.6%    | 4,107   | 5.7%    |
| Age 10 - 14            | 2,747   | 5.0%    | 3,571   | 5.3%    | 3,858   | 5.3%    |
| Age 15 - 19            | 3,338   | 6.1%    | 4,189   | 6.2%    | 4,439   | 6.1%    |
| Age 20 - 24            | 4,687   | 8.6%    | 5,754   | 8.5%    | 6,295   | 8.7%    |
| Age 25 - 34            | 8,190   | 15.0%   | 9,908   | 14.7%   | 10,840  | 15.0%   |
| Age 35 - 44            | 6,095   | 11.2%   | 7,524   | 11.2%   | 8,057   | 11.1%   |
| Age 45 - 54            | 8,506   | 15.6%   | 10,231  | 15.2%   | 10,900  | 15.1%   |
| Age 55 - 64            | 6,256   | 11.5%   | 7,699   | 11.4%   | 8,133   | 11.2%   |
| Age 65 - 74            | 4,151   | 7.6%    | 5,275   | 7.8%    | 5,560   | 7.7%    |
| Age 75 - 84            | 2,976   | 5.5%    | 3,714   | 5.5%    | 3,898   | 5.4%    |
| Age 85+                | 984     | 1.8%    | 1,245   | 1.8%    | 1,286   | 1.8%    |

| 2015 Population by Age | 3 miles |         | 5 miles |         | 7 miles |         |
|------------------------|---------|---------|---------|---------|---------|---------|
|                        | Number  | Percent | Number  | Percent | Number  | Percent |
| Age 0 - 4              | 3,432   | 6.1%    | 4,290   | 6.2%    | 4,771   | 6.4%    |
| Age 5 - 9              | 3,233   | 5.8%    | 4,047   | 5.8%    | 4,415   | 5.9%    |
| Age 10 - 14            | 2,815   | 5.0%    | 3,622   | 5.2%    | 3,919   | 5.3%    |
| Age 15 - 19            | 2,922   | 5.2%    | 3,687   | 5.3%    | 3,917   | 5.3%    |
| Age 20 - 24            | 4,425   | 7.9%    | 5,575   | 8.0%    | 6,009   | 8.1%    |
| Age 25 - 34            | 9,154   | 16.3%   | 11,018  | 15.9%   | 12,088  | 16.3%   |
| Age 35 - 44            | 6,089   | 10.9%   | 7,466   | 10.8%   | 8,006   | 10.8%   |
| Age 45 - 54            | 7,416   | 13.2%   | 8,942   | 12.9%   | 9,491   | 12.8%   |
| Age 55 - 64            | 7,372   | 13.1%   | 8,967   | 12.9%   | 9,477   | 12.7%   |
| Age 65 - 74            | 4,756   | 8.5%    | 6,103   | 8.8%    | 6,455   | 8.7%    |
| Age 75 - 84            | 3,275   | 5.8%    | 4,065   | 5.9%    | 4,256   | 5.7%    |
| Age 85+                | 1,193   | 2.1%    | 1,476   | 2.1%    | 1,528   | 2.1%    |

| 2020 Population by Age | 3 miles |         | 5 miles |         | 7 miles |         |
|------------------------|---------|---------|---------|---------|---------|---------|
|                        | Number  | Percent | Number  | Percent | Number  | Percent |
| Age 0 - 4              | 3,647   | 6.1%    | 4,568   | 6.2%    | 5,075   | 6.4%    |
| Age 5 - 9              | 3,277   | 5.5%    | 4,094   | 5.5%    | 4,465   | 5.6%    |
| Age 10 - 14            | 3,272   | 5.5%    | 4,112   | 5.6%    | 4,454   | 5.6%    |
| Age 15 - 19            | 3,122   | 5.2%    | 3,895   | 5.3%    | 4,149   | 5.2%    |
| Age 20 - 24            | 4,166   | 7.0%    | 5,285   | 7.2%    | 5,714   | 7.2%    |
| Age 25 - 34            | 9,646   | 16.1%   | 11,716  | 15.9%   | 12,752  | 16.1%   |
| Age 35 - 44            | 7,128   | 11.9%   | 8,665   | 11.7%   | 9,349   | 11.8%   |
| Age 45 - 54            | 6,570   | 11.0%   | 7,940   | 10.8%   | 8,402   | 10.6%   |
| Age 55 - 64            | 8,041   | 13.4%   | 9,742   | 13.2%   | 10,301  | 13.0%   |
| Age 65 - 74            | 5,962   | 10.0%   | 7,512   | 10.2%   | 7,927   | 10.0%   |
| Age 75 - 84            | 3,512   | 5.9%    | 4,479   | 6.1%    | 4,706   | 5.9%    |
| Age 85+                | 1,475   | 2.5%    | 1,798   | 2.4%    | 1,857   | 2.3%    |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



# Demographic and Income Comparison Profile

575 N Beal Pkwy, Fort Walton Beach, Florida, 32548  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 30.42897  
Longitude: -86.63846

| 2010 Race and Ethnicity    | 3 miles |         | 5 miles |         | 7 miles |         |
|----------------------------|---------|---------|---------|---------|---------|---------|
|                            | Number  | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 40,647  | 74.7%   | 51,072  | 75.9%   | 55,032  | 76.1%   |
| Black Alone                | 6,988   | 12.8%   | 8,047   | 12.0%   | 8,466   | 11.7%   |
| American Indian Alone      | 343     | 0.6%    | 402     | 0.6%    | 435     | 0.6%    |
| Asian Alone                | 2,105   | 3.9%    | 2,512   | 3.7%    | 2,694   | 3.7%    |
| Pacific Islander Alone     | 136     | 0.2%    | 181     | 0.3%    | 199     | 0.3%    |
| Some Other Race Alone      | 1,774   | 3.3%    | 2,022   | 3.0%    | 2,138   | 3.0%    |
| Two or More Races          | 2,449   | 4.5%    | 3,093   | 4.6%    | 3,366   | 4.7%    |
| Hispanic Origin (Any Race) | 5,323   | 9.8%    | 6,320   | 9.4%    | 6,781   | 9.4%    |

| 2015 Race and Ethnicity    | 3 miles |         | 5 miles |         | 7 miles |         |
|----------------------------|---------|---------|---------|---------|---------|---------|
|                            | Number  | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 40,342  | 71.9%   | 50,665  | 73.2%   | 54,554  | 73.4%   |
| Black Alone                | 7,576   | 13.5%   | 8,753   | 12.6%   | 9,204   | 12.4%   |
| American Indian Alone      | 388     | 0.7%    | 453     | 0.7%    | 491     | 0.7%    |
| Asian Alone                | 2,253   | 4.0%    | 2,696   | 3.9%    | 2,888   | 3.9%    |
| Pacific Islander Alone     | 140     | 0.2%    | 188     | 0.3%    | 206     | 0.3%    |
| Some Other Race Alone      | 2,485   | 4.4%    | 2,846   | 4.1%    | 3,006   | 4.0%    |
| Two or More Races          | 2,896   | 5.2%    | 3,659   | 5.3%    | 3,983   | 5.4%    |
| Hispanic Origin (Any Race) | 7,619   | 13.6%   | 9,075   | 13.1%   | 9,729   | 13.1%   |

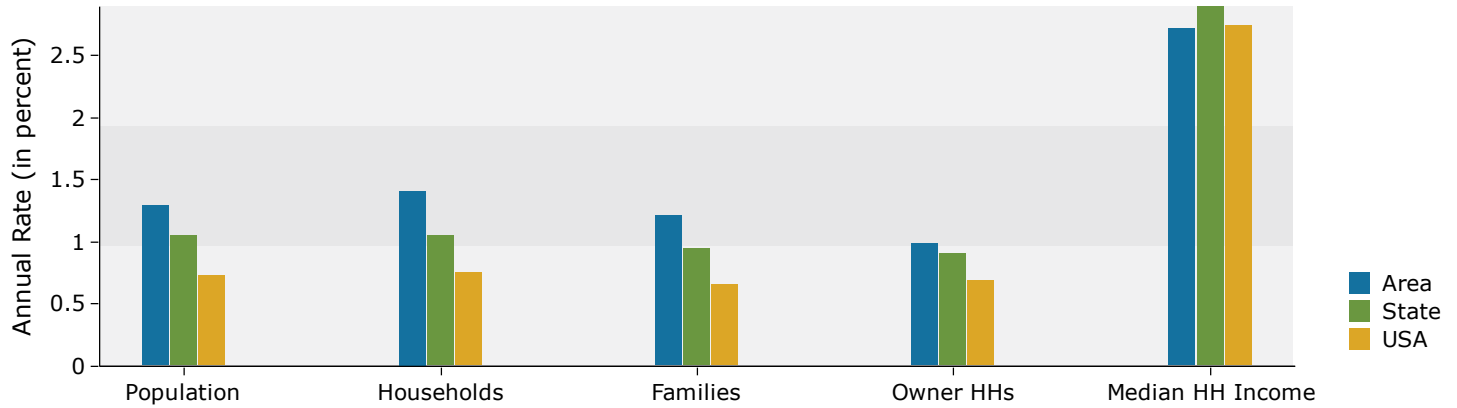
  

| 2020 Race and Ethnicity    | 3 miles |         | 5 miles |         | 7 miles |         |
|----------------------------|---------|---------|---------|---------|---------|---------|
|                            | Number  | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 41,533  | 69.4%   | 52,155  | 70.7%   | 56,127  | 70.9%   |
| Black Alone                | 8,322   | 13.9%   | 9,644   | 13.1%   | 10,138  | 12.8%   |
| American Indian Alone      | 441     | 0.7%    | 511     | 0.7%    | 555     | 0.7%    |
| Asian Alone                | 2,475   | 4.1%    | 2,969   | 4.0%    | 3,178   | 4.0%    |
| Pacific Islander Alone     | 148     | 0.2%    | 202     | 0.3%    | 222     | 0.3%    |
| Some Other Race Alone      | 3,422   | 5.7%    | 3,932   | 5.3%    | 4,148   | 5.2%    |
| Two or More Races          | 3,478   | 5.8%    | 4,393   | 6.0%    | 4,781   | 6.0%    |
| Hispanic Origin (Any Race) | 10,639  | 17.8%   | 12,695  | 17.2%   | 13,595  | 17.2%   |

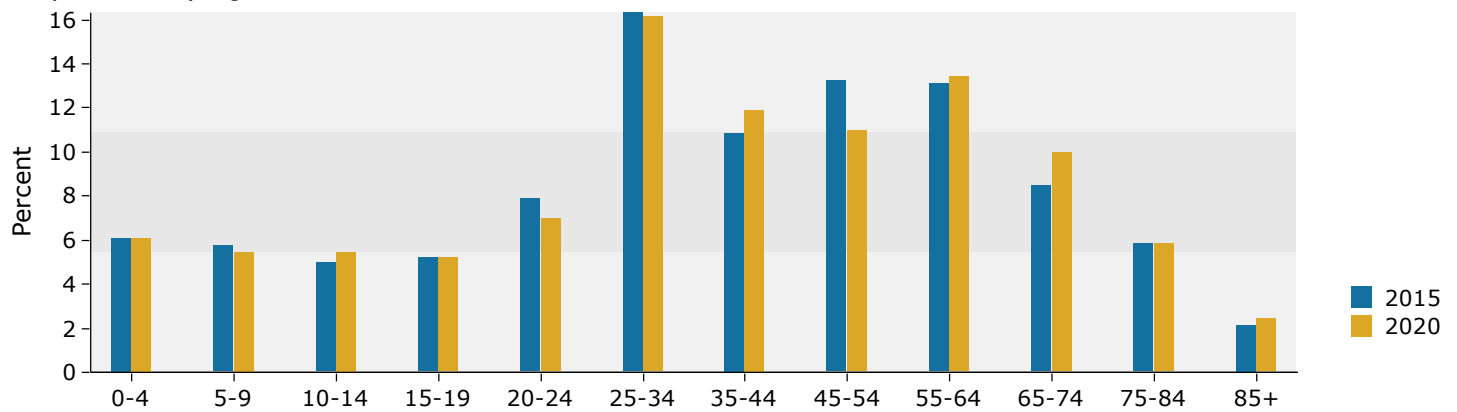
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## 3 miles

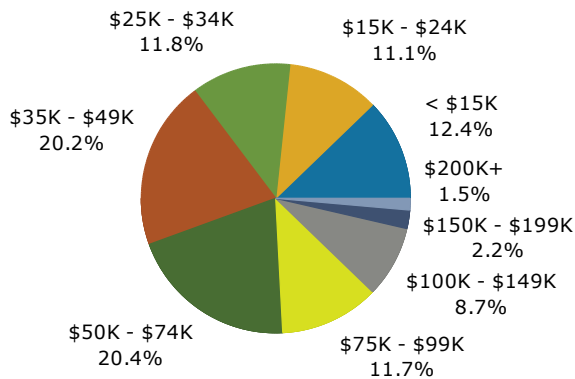
### Trends 2015-2020



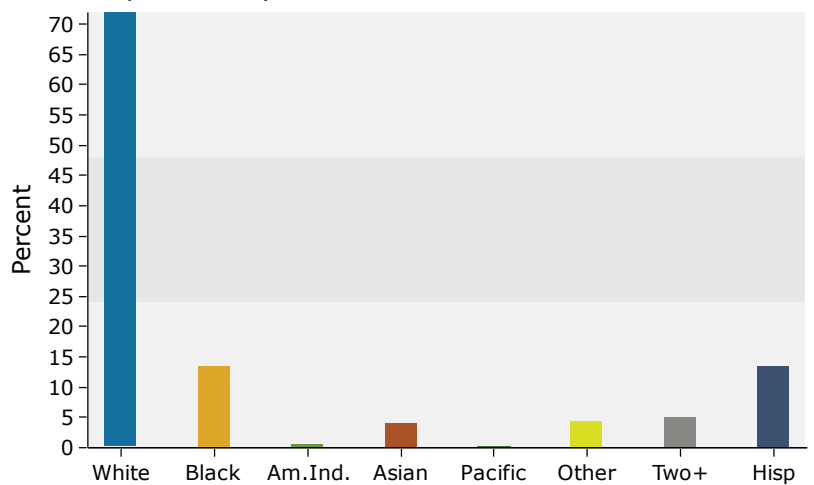
### Population by Age



### 2015 Household Income



### 2015 Population by Race

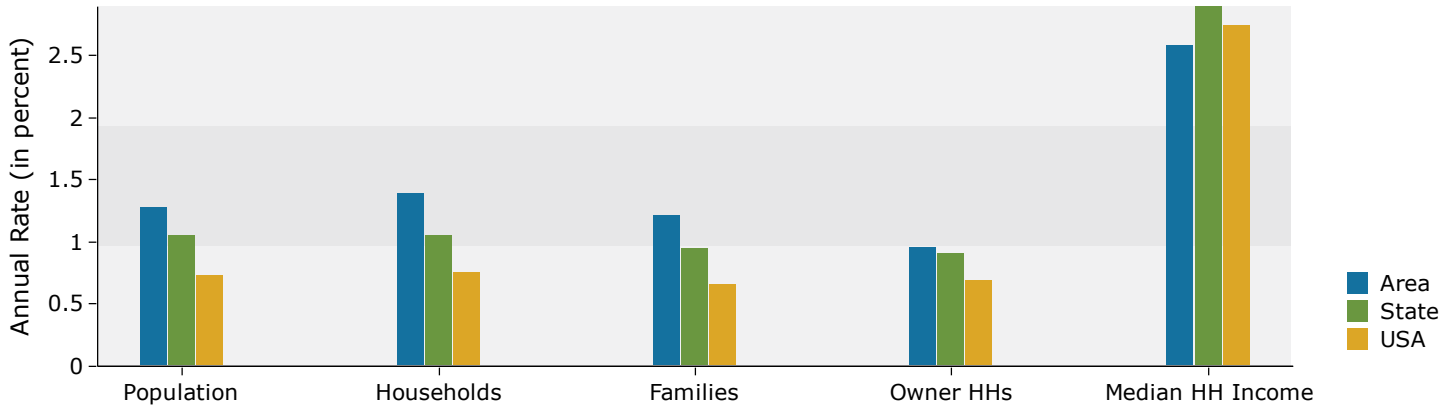


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

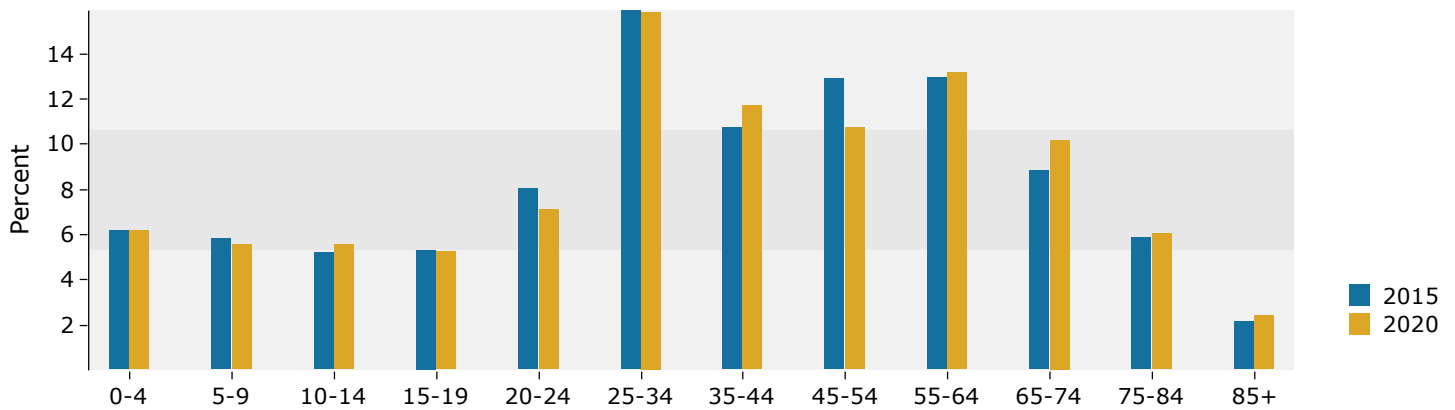


## 5 miles

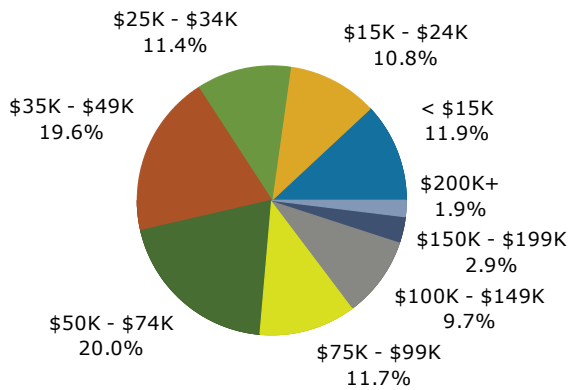
### Trends 2015-2020



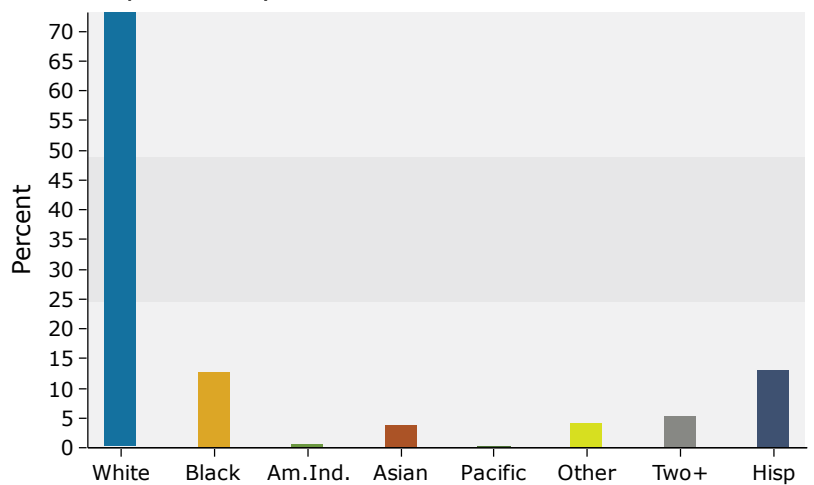
### Population by Age



### 2015 Household Income



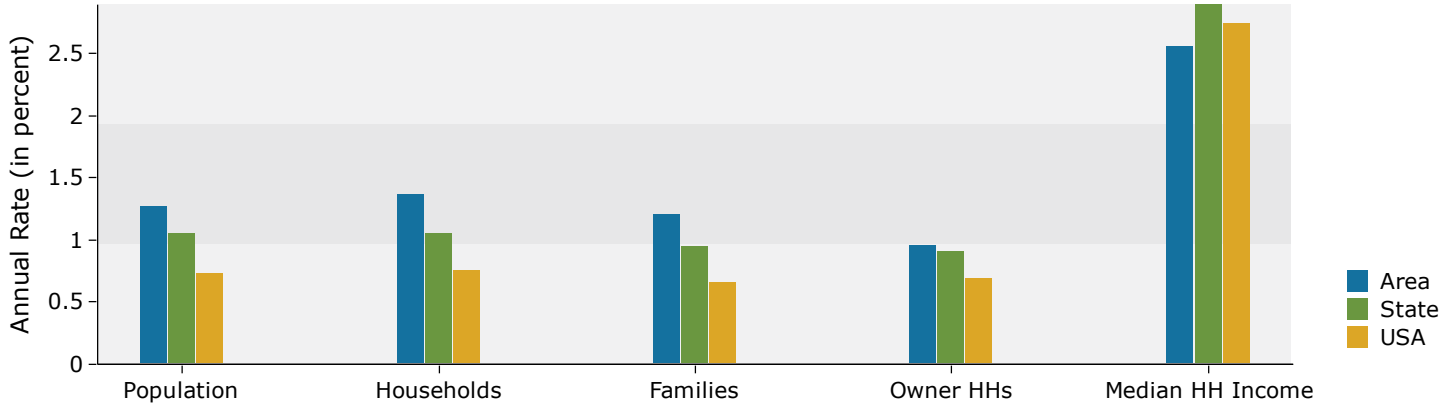
### 2015 Population by Race



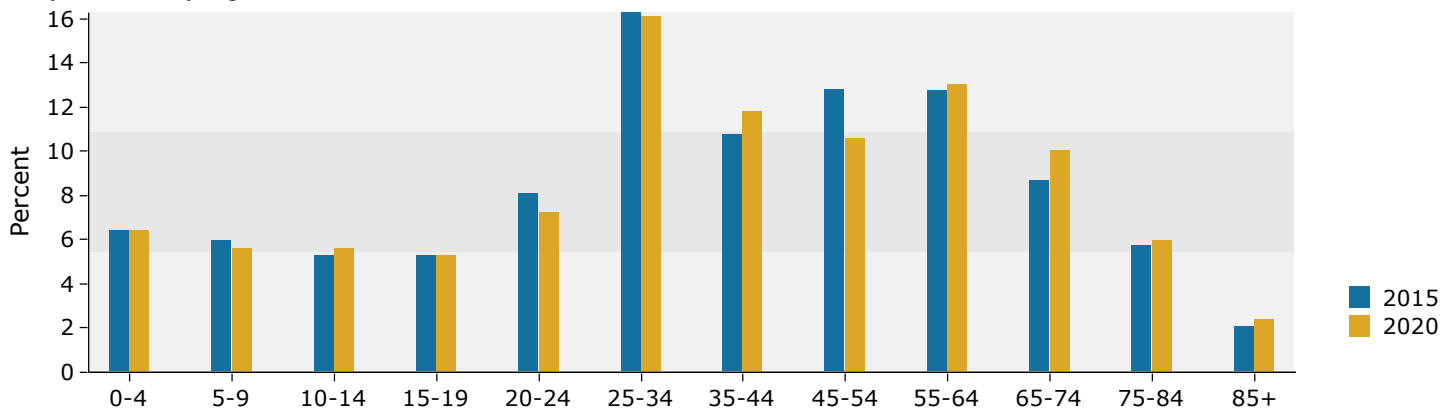
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## 7 miles

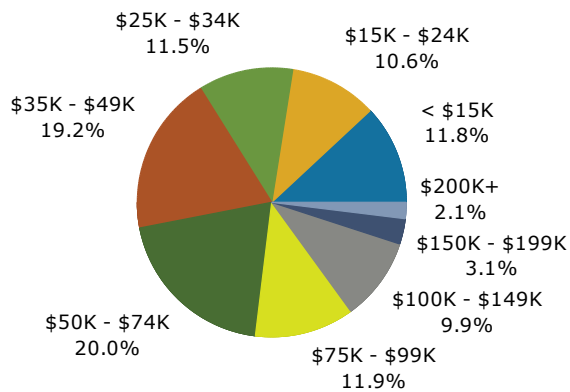
### Trends 2015-2020



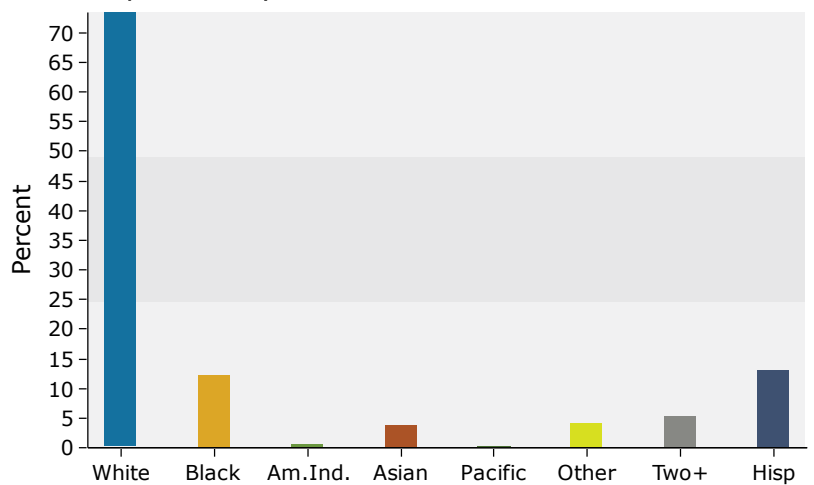
### Population by Age



### 2015 Household Income



### 2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.